



## Kota Seriemas

Resort Living In The Greater Airport City  
[www.seriemas.my](http://www.seriemas.my)

A project by:



**PNB Development Sdn. Berhad**  
 (A subsidiary of PNB Group)

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All renderings and photographs contained in this circular are artist's impression only. The Developer reserves the right to modify any parts of the building prior to the completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

\*Terms & Conditions apply, for limited time only, where applicable

# cempaka seri 2 town house

Unrivalled Benefits, Affordable Priced



In harmony with the natural landscape





Enjoy living in the luxury of space and modern styling crafted harmoniously into the surrounding greenery.

Spread over 8 acres, this freehold gated and guarded strata development boasts contemporary-designed 168 units town houses nestled in low rise blocks. Offers a choice of sophisticated studio, 2-bedroom and 3-bedroom duplexes with most units having access to private adjoining car parks. With ground floor unit duplexes enjoying their own private gardens, the Cempaka Seri is a unique strata development which captures the essence of landed properties at competitive prices. Invest in this development and enjoy the art of living well in the fast-growing township of Kota Seriemas.

### KOTA SERIEMAS EXCLUSIVE FEATURES



88-Acre Recreational, Educational Park

18-Hole Professional Golf Course

Resort Commercial Mall

KPJ Healthcare University College Main Campus

Near to KLIA 1 & 2

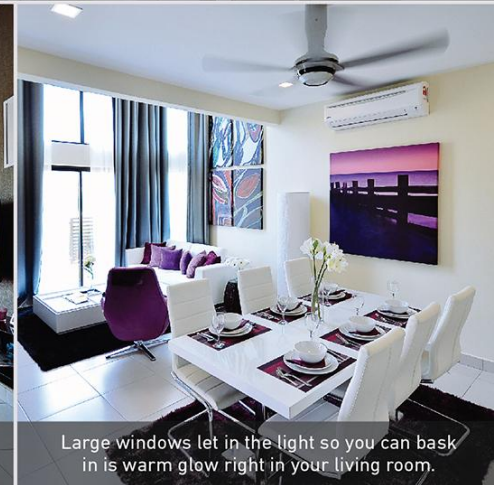
Whether you prefer a studio, 2 or 3 bedroom, you'll be enjoying a host of unrivaled benefits to your advantage.



The feeling of spaciousness accentuated by the high ceilings.



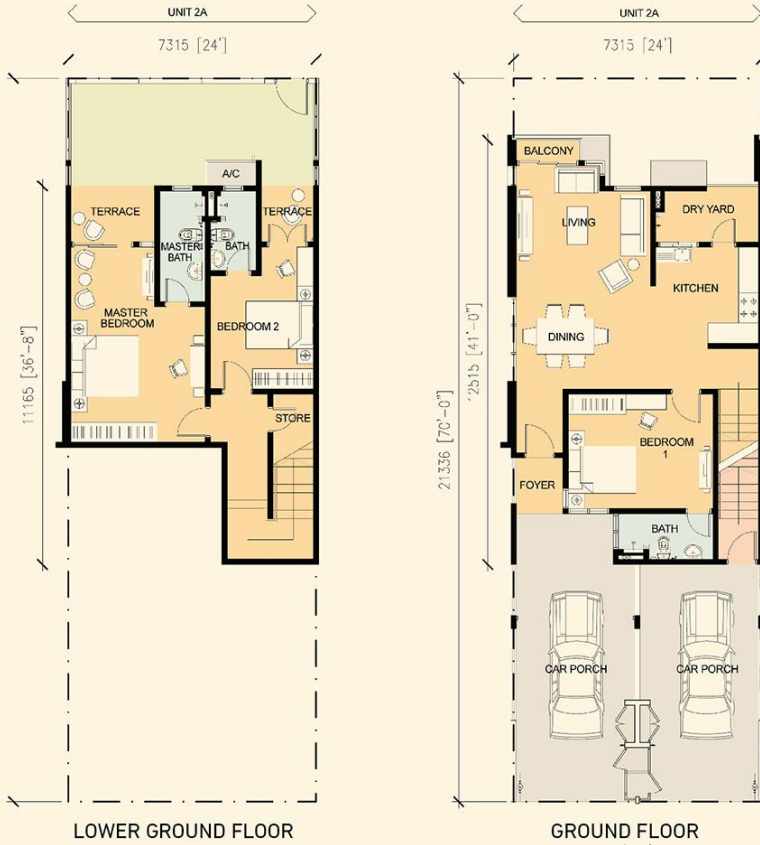
Comfortable and airy with ample sunlight a refreshing vista.



Large windows let in the light so you can bask in its warm glow right in your living room.



# Harum



2D	2D	2D	2D
2C	2C	2C	2C
2A	2A	2A	2A

**TYPE 2 (BLOCK B) - SECTION**  
 Built-up Area : Type 2A [ 2,077 sq.ft. ]  
 Total built-up area is inclusive of accessory parcels.

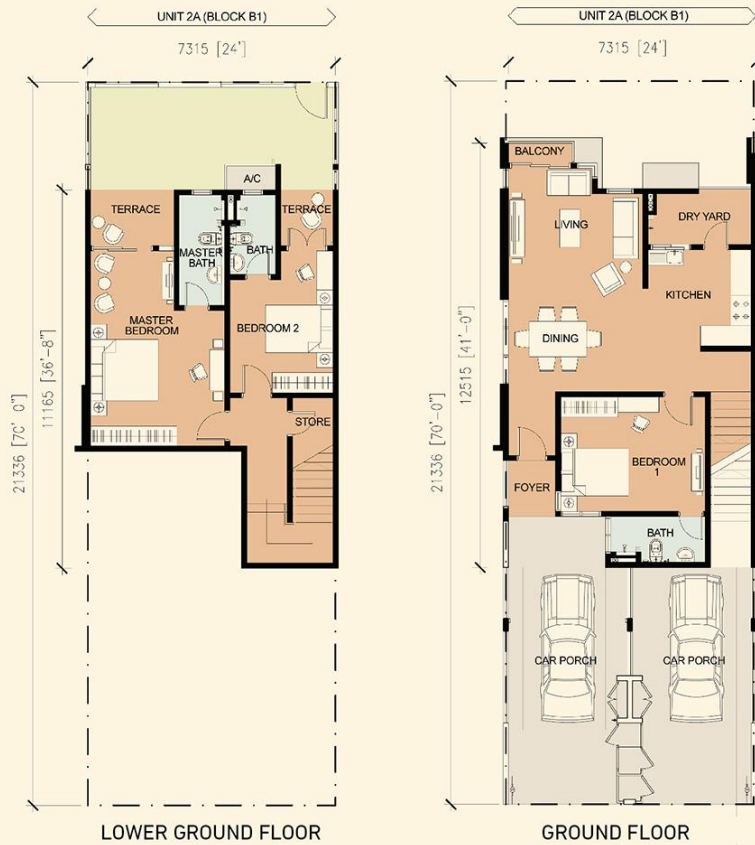
# Harum



2B	2B	2B	2B
2A	2A	2A	2A

**TYPE 2 (BLOCK B) - SECTION**  
 Built-up Area : Type 2B (Block B) [ 1,894 sq.ft. ]  
 Total built-up area is inclusive of accessory parcels.

# Mekar



2D	2D	2D	2D
2C	2C	2C	2C
2A	2A	2A	2A

**TYPE 2 (Block B1) - SECTION**  
 Built-up Area : Type 2C (Block B1) [ 818 sq.ft. ] | Type 2D (Block B1) [ 861 sq.ft. ]  
 Total built-up area is inclusive of accessory parcels.

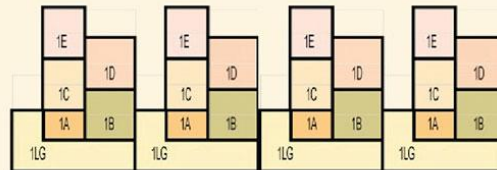
# Mekar



2D	2D
2C	2C
2A	2A

**TYPE 2 - SECTION**  
 Built-up Area : Type 2C (Block B1) [ 818 sq.ft. ] | Type 2D (Block B1) [ 861 sq.ft. ]  
 Total built-up area is inclusive of accessory parcels.

# Anggun

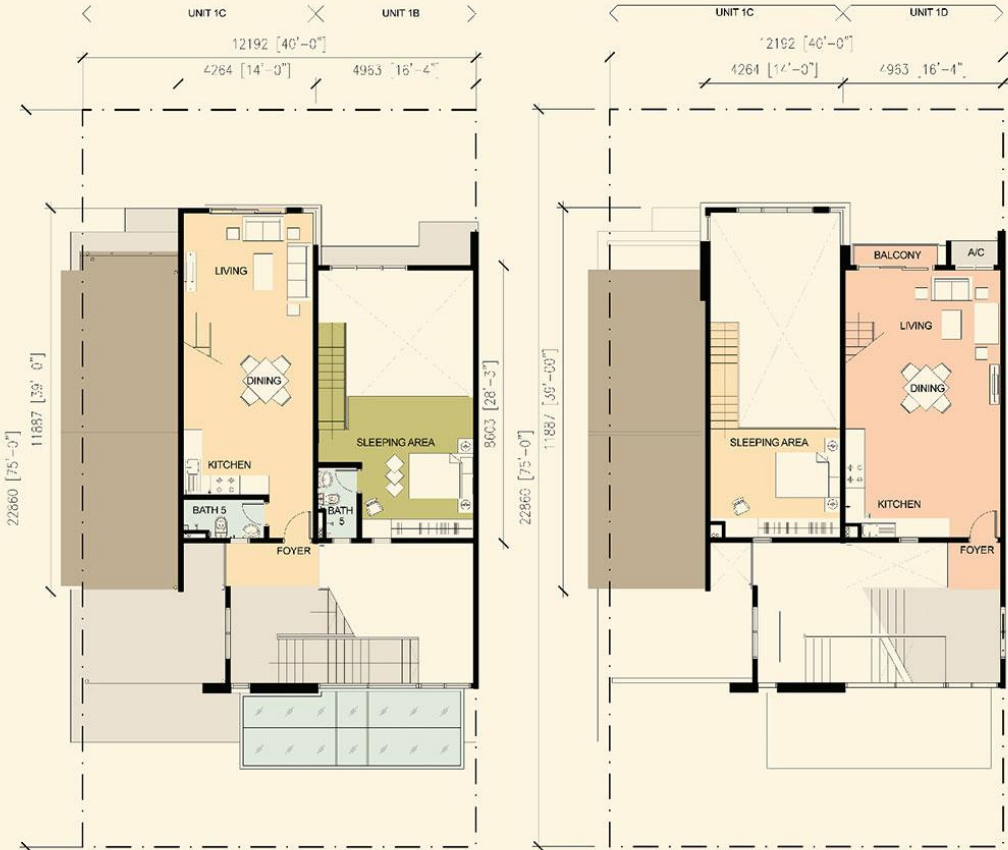


## TYPE 1 - SECTION

Built-up Area : Type 1LG [ 1,572 sq.ft. ] | Type 1A [ 872 sq.ft. ] | Type 1B [ 883 sq.ft. ]

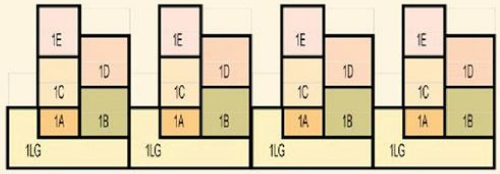
Total built-up area is inclusive of accessory parcels.

# Anggun



FIRST FLOOR

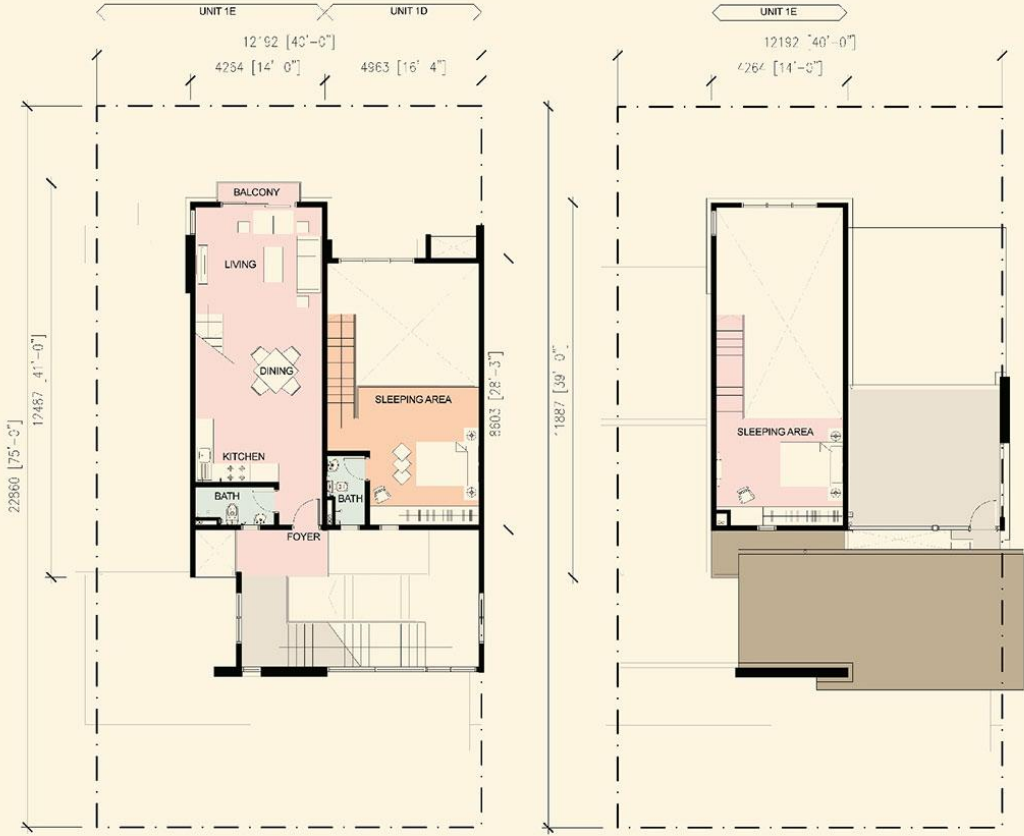
SECOND FLOOR



**TYPE 1 - SECTION**

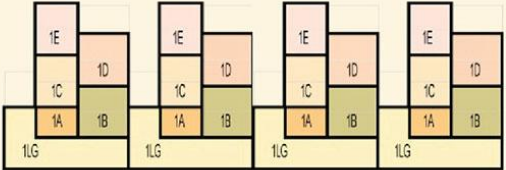
Built-up Area : Type 1C [ 840 sq.ft. ] | Type 1D [ 914 sq.ft. ]  
Total built-up area is inclusive of accessory parcels.

# Anggun



THIRD FLOOR

TOP LEFT FLOOR



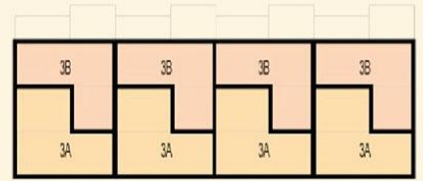
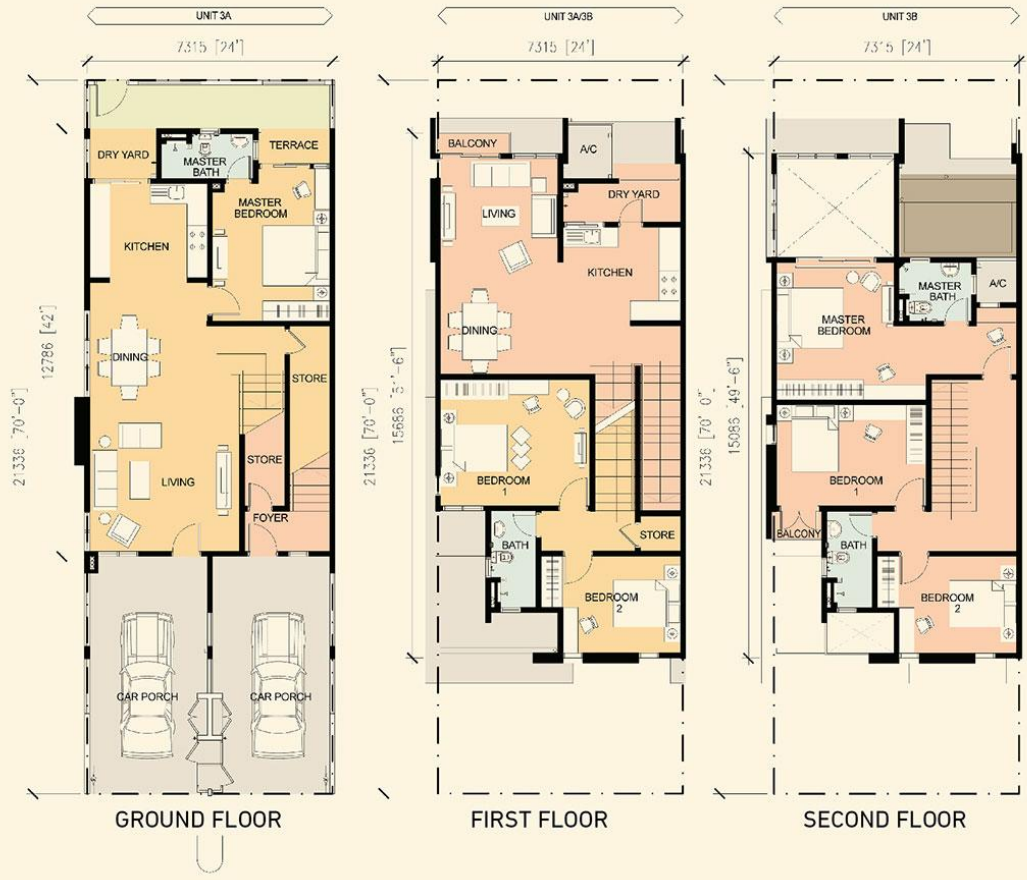
**TYPE 1 - SECTION**

Built-up Area : Type 1E [ 872 sq.ft. ]

Total built-up area is inclusive of accessory parcels.



# Mawar



## TYPE 3 - SECTION

Built-up Area : Type 3A [ 1,776 sq.ft. ] | Type 3B [1,819 sq.ft. ]  
 Total built-up area is inclusive of accessory parcels.



# SITE PLAN



# SPECIFICATIONS

- a) STRUCTURE - Reinforced concrete frame
- b) WALL - Brickwall
- c) ROOF COVERING - Concrete roof tiles/Metal roof
- d) ROOF FRAMING - Steel truss
- e) CEILING - Skim coat & paint  
- Plaster board ceiling
- f) WINDOWS - Aluminium framed casement window  
- Aluminium framed top hug window  
- Aluminium framed sliding glass window  
- Aluminium framed fixed glass panel  
- Fixed louvers
- g) DOORS - Metal framed timber flush door  
- Metal framed timber louver door  
- Aluminium framed sliding glass door/glass door
- h) IRONMONGERY - Provided
- i) WALL FINISHES - Plaster and Paint  
- Ceramic tiles to kitchen (5' height)  
- Ceramic tiles to bathrooms (full height)
- j) FLOOR FINISHES - Driveway / Car porch / Car park : Concrete imprint  
- Terrace / Dry yard : Homogenous tiles  
- Foyer / Living / Dining : Ceramic tiles  
- Bedrooms (Ground/Lower ground level) : Ceramic tiles  
- Bedrooms (1st and 2nd Floor level) : Laminated timber flooring  
- Kitchen : Ceramic tiles  
- Master bathroom/Bathroom : Ceramic tiles  
- Staircase : Laminated timber flooring  
- Balcony : Ceramic tiles  
- Store : Cement render

	Studio			3 Bedroom	Studio	3 Bedroom
	TYPE 1LG	TYPE 1A	TYPE 1B/1C/1D/1E	TYPE 2A/2B	TYPE 2C/2D	TYPE 3A/3B
- Water closet	2 nos.	1 nos.	1 nos	3 nos.	1 nos.	2 nos.
- Hand bidet	2 nos.	1 nos.	1 nos	3 nos.	1 nos.	2 nos.
- Wash hand basin and tap	2 nos.	1 nos.	1 nos	3 nos.	1 nos.	2 nos.
- Shower rose and tap	2 nos.	1 nos.	1 nos	3 nos.	1 nos.	2 nos.
- Kitchen sink and tap	1 nos.	1 nos.	1 nos	1 nos.	1 nos.	1 nos.
- Bib tap	2 nos.	1 nos.	1 nos	2 nos.	1 nos.	2 nos.
- Toilet roll holder	2 nos.	1 nos.	1 nos	3 nos.	1 nos.	2 nos.
- Soap holder	-	-	1 nos	-	-	-

i) ELECTRICAL INSTALLATION	TYPE 1LG	Type 1A	Type 1B/1C	Type 1D/1E	Type 2A	Type 2B	Type 2C	Type 2D	Type 3A	Type 3B
	• Lighting points	17	11	16	11	25	25	9	9	20
• Ceiling fan points	4	3	-	-	5	4	3	3	5	4
• Wall fan points	-	-	1	1	-	-	-	-	-	-
• Power points	19	16	14	14	23	25	16	16	24	24
• TV points	2	1	1	1	2	2	1	1	2	2
• Water heater points	2	1	1	1	3	3	1	1	2	2
• Air conds points (with refrigerant pipe)	3	2	2	2	4	4	2	2	4	4
• Door bell point	1	1	1	1	1	1	1	1	1	1
• Telephone point	2	1	1	1	2	2	1	1	2	2

- m) INTERNAL TELEPHONE - Provided
- TRUNKING & CABLING